

CITY OF WEST LINN
PRE-APPLICATION CONFERENCE MEETING
SUMMARY NOTES
DECEMBER 16, 2021

SUBJECT: Class II Historic Design Review for a two-story addition to the rear of 1742 Willamette Falls Drive

FILE: PA-21-24

ATTENDEES: Applicant: Patrick Haley (Applicant); Steve Suderland (Owner); Derrick Rice
Staff: John Floyd (Planning), Lynn Schroder (Planning)
Public: Kathie Halicki (Willamette NA); Tom Watton

The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.

Site Information

Site Address: 1742 Willamette Falls Drive
Tax Lot No.: 31E02BA01901
Site Area: 5,900 Square Feet per Clackamas County Assessor
Neighborhood: Willamette Neighborhood Association
Comp. Plan: Commercial
Zoning: General Commercial (GC)
Zoning Overlays: Willamette Historic District (local designation), Willamette Falls Drive Commercial Design District
Applicable CDC Chapters: Chapter 19: General Commercial (GC)
Chapter 25: Overlay Zones – Historic District
Chapter 58: Willamette Falls Drive Commercial Design District
Chapter 99: Procedures for Decision Making: Quasi-Judicial

Project Details

The current tenant intends to purchase the property and construct a two-story addition on the back of the building to accommodate professional offices.

Discussion Points:

The discussion touched on multiple topics, including setbacks, design standards, stormwater requirements, and anticipated development adjacent to the site.

Pertinent Factors:

As the existing structure is listed as a historic resource by the City of West Linn (see attached information from SHPO), the proposed addition will require a Class II Historic Design Review. The Historic Review Board (HRB) is the approval authority for such applications. Per CDC 58.030(B), the work will have to comply with the provisions of both CDC 25 (Historic District) and CDC 58 (WFD Commercial Design District). Where the standards conflict, the provisions of CDC 25 shall prevail.

Additions are required to be differentiated from the original building, yet compatible in regards to materials, size, scale, proportion, and massing to protect the integrity of the property. Staff wishes to express concern that the overall height, scale, and massing of the proposed addition does not appear to comply with this standard as set forth in CDC 25.060(A)(5). Recommend additional refinement of the concept to better comply.

5. *Differentiate old from new. Alterations and additions shall be differentiated from the original buildings and shall be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property.*

Professional services are a permitted use in the district, and minimum parking requirements are waived within the Willamette Falls Drive Commercial Design District (CDC 46.140). No street improvements will be required due to the recent improvements constructed by the city on Willamette Falls Drive.

Note that the HRB is nearing finalization of text amendments to CDC 25 and 58. These changes are not expected to substantially change the proposed design, but staff wants you to be aware that standards and process requirements may change in 2022.

Building: For building code and ADA questions, please contact Adam Bernert at abernert@westlinnoregon.gov or 503-742-6054 or Alisha Bloomfield at abloomfield@westlinnoregon.gov or 503-742-6053,

Engineering: For work in the right of way and utility questions, please contact Erich Lais at elais@westlinnoregon.gov or 503-722-3434.

Tualatin Valley Fire & Rescue: Please contact Jason Arn at jason.arn@tvfr.com or 503-259-1510 with any questions.

Process: For the proposal, address the submittal requirements and standards for decision making in the Community Development Code (CDC) chapters:

- Chapter 19: General Commercial (GC)
- Chapter 25: Overlay Zones – Historic District
- Chapter 58: Willamette Falls Drive Commercial Design District
- Chapter 99: Procedures for Decision Making: Quasi-Judicial

N/A is not an acceptable response to the approval criteria. The submittal requirements may be waived, but the applicant must first identify the specific submittal requirement and request, in letter form, that it be waived by the Planning Manager and must identify the specific grounds for that waiver.

The fee for a Class II Historic Design Review is \$500.

Once the application and deposit/fee are submitted, the City has 30 days to determine if the application is complete or not. If the application is not complete, the applicant has 180 days to make it complete or provide written notice to staff that no other information will be provided. Once complete, the City has 120 days from the date of completeness to make a final decision on the application.

Typical land use applications can take 6-10 months from beginning to end.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application ***or provide any assurance of potential outcomes***. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. Pre-application notes are void after 18 months. After 18 months with no application approved or in process, a new pre-application conference is required. Any changes to the CDC standards may require a different design or submittal.

Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	1742 Willamette Falls Dr West Linn, Clackamas County (97068)	historic name:	Batdorf-Buckles House
assoc addresses:	1742 7th Ave	current/other names:	Buckles, Albert William, House
location descr:		block/lot/tax lot:	51 / 2/3 of S 1/2 of 51 / 3/1E/02BA 1900
		tnwshp/rng/sect/qtr sect:	3S 1E 2
PROPERTY CHARACTERISTICS			
resource type:	Building	height (stories):	1.0
elig evaluation:	eligible/contributing	total elig resources:	1
prim constr date:	c.1914	total inelig resources:	0
	second date:	NR Status:	
		date indiv listed:	
primary orig use:	Single Dwelling	orig use comments:	low-pitched intersecting gable
second orig use:	Business	prim style comments:	
primary style:	Bungalow (Type)	sec style comments:	
secondary style:		siding comments:	Varigated Shingles
primary siding:	Shingle	architect:	
secondary siding:		builder:	
plan type:	Bungalow		
comments/notes:			
GROUPINGS / ASSOCIATIONS			
Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
West Linn RLS 2008	Survey & Inventory Project		2008
West Linn, Willamette Falls Neighborhood, RLS 2008	Survey & Inventory Project		2008
SHPO INFORMATION FOR THIS PROPERTY			
NR date listed:	N/A	106 Project(s):	None
ILS survey date:		Special Assess Project(s):	None
RLS survey date:	10/29/2008	Federal Tax Project(s):	None
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
<p>Decorative Features: gabled single bay front porch with massive square posts and ornamental truss; exposed rafters Other: Multi-light front door; enclosed back porch</p> <p>This house is one of numerous Bungalow style houses that were built throughout West Linn in the early decades of the 20th century. It is significant for being a well-preserved example of the style. The only apparent alterations appear to be the replacement of some windows. Characteristic features of the Bungalow style include the intersecting gable roof with exposed rafters, varigated shingle siding, and a projecting, single-bay porch with massive square posts and decorative truss. The house is located on the north side of 7th Avenue, a moderately trafficked road, in the center of the Willamette District commercial area.</p>			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
<p>T.J. Gary originally bought the property from the Willamette Land Company in 1905. The property was mortgaged to local builder Noah Herren in 1914, it is believed that this is the date of construction. In 1917 George and Clara Batdorf purchased the property from Gary. The Batdorfs owned the property to at least 1927. It is assumed that the Batdorfs resided here during that time. George and Samuel ran the Batdorf Brother's General Merchandise store in willamette for over fifteen years. In 1930 the property was purchased by Albert B. Buckles. Buckles was married to Della Hathaway Batdorf. Born in Fontany, Kansas, in 1896, Buckles came to Oregon City where he established Buckle's Feed and Grain business, later expanding into the grocery business. A civic minded leader, buckles served on the City Council for four years, was treasurer of the Rosemont Community Club and an active member of the Elks lodge. Many of the City business' and offices closed out of respect for Buckles on his funeral. BIBLIOGRAPHY: Clackamas Co. rural Directory 1907. Oregonian, 13 March 1972, p. Sohns & Woodbeck, Clackamas Co. Directory 1916-17. TICOR Title Co. Records, Oregon City, Oregon. U.S. Census Records, 1910, 1920, 1930. DATE: 4/88 PREPARED BY: Koler/Morrison Consultants</p>			
RESEARCH INFORMATION			
Title Records	Census Records	Property Tax Records	Local Histories
Sanborn Maps	Biographical Sources	SHPO Files	Interviews
Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	
Local Library:		University Library:	
Historical Society:		Other Respository:	
Bibliography:			